

Submitted September 14, 2013
Approved as of
Date September 14, 2013

MINUTES OF THE ROCKVILLE BOARD OF APPEALS
MEETING NO. 05-13
Saturday, May 11, 2013

The City of Rockville Board of Appeals convened in regular session in the
Mayor and Council Chambers at 9:00 a.m., Saturday May 11, 2013.

PRESENT

W. Thomas Curtis, Chair
Peter Mork
Steven Wilcox

Staff Present: Cindy Walters, Senior Assistant City Attorney
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Nicole Walters, Planner II

I. PUBLIC HEARING

Variance Application VAR2013-00036, Jerry Liu (DG Liu Contractor Inc.) for Reid Allen, 2400 Henslowe Drive – A front yard setback variance requested for the construction of a building addition for a home elevator, i.e., the proposed addition will encroach 13 feet into the 30 foot front yard setback area. The property is zoned R-90 (Single Unit Detached Dwelling (Restricted Residential)).

Nicole Walters presented the staff report and answered questions from the Board.

Jerry Liu, contractor for the applicant, presented an overview of the proposed addition and answered questions from the Board.

Dr. Mork moved, seconded by Dr. Wilcox, to approve Variance Application VAR2013-00036, for the reasons indicated in the staff report and subject to the conditions indicated in the staff report, with the addition of a fourth condition, as follows: Applicant or applicant's contractor will utilize the services of WSSC qualified gas contractor to relocate the gas meter from its present location and the gas line servicing the fireplace on the north side of the house. This is necessitated by the location of the proposed elevator shaft. The relocated gas lines shall be insulated in such a fashion as to prevent any electrical spark from the elevator shaft or its wiring causing a gas explosion. The motion passed 3-0.

II. DECISIONS – None

III. OLD BUSINESS – None

IV. NEW BUSINESS – None

- V. MINUTES** – *Dr. Mork moved, seconded by Dr. Wilcox, to accept the July 14, 2012 minutes from meeting 07-12. The motion passed 3-0.*
Dr. Mork moved, seconded by Dr. Wilcox, to accept the December 8, 2012 minutes from meeting 12-12. The motion passed 3-0.

VI. ADJOURNMENT

Dr. Wilcox moved, seconded by Dr. Mork to adjourn the meeting at 9:20 a.m.

Respectfully Submitted

Sandra Y. Driver, Commission Secretary